



Paul Mason Associates

Downhall Road, Southminster, CM0 7QP
£325,000

- Two Bedroom Bungalow
- Over 55's
- Beautifully Maintained Rear Garden
- Idyllic Setting
- Lounge With Feature Fireplace
- Well Presented Throughout
- Modern Kitchen/Dining Room
- Spacious and Welcoming Entrance Hall
- Fitted Wardrobes
- EPC - C

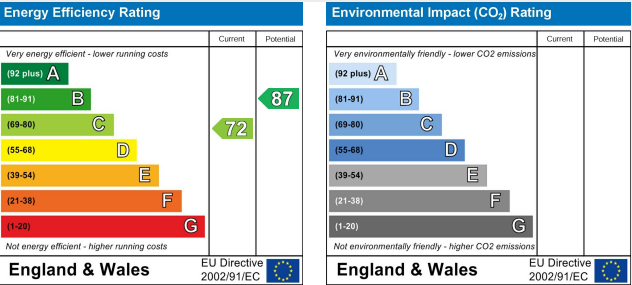
Guide Price £325,000 - £350,000....No Onward Chain.... A beautifully presented two-bedroom bungalow situated in the sought-after coastal village of Bradwell-on-Sea, offering bright, well-maintained accommodation, attractive gardens, and a peaceful residential setting for over 55's.

The property features a welcoming entrance hall with quality wood flooring, neutral décor, and oak internal doors, creating a warm and modern first impression. The main living room is a generous and inviting space, enhanced by natural light from French doors that open directly onto the rear garden. A fireplace, plantation shutters, and tasteful finishes add character and comfort.

The kitchen is well appointed with contemporary cream cabinetry, wood-effect worktops, integrated appliances, and space for dining. Dual-aspect windows with shutters provide excellent natural light, making this a practical and sociable space for everyday living.

There are two well-proportioned bedrooms with fitted wardrobes and a calm neutral colour scheme. The bathroom is modern and spacious, offering both a bath and separate shower enclosure, finished with stylish tiling and contemporary fittings.

Externally, the bungalow enjoys a charming frontage with a pathway, lawned areas, and mature trees nearby. To the rear, the garden is neatly landscaped with a patio terrace, lawn, raised beds, mature planting, and fenced boundaries, creating an attractive and private outdoor space ideal for relaxing or entertaining.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Breakfast Room

3.4m x 3.1m (11'1" x 10'2")

Bedroom One

3.6m x 3.3m (11'9" x 10'9")

Bedroom Two

3.1m x 2.8m (10'2" x 9'2")

Bathroom

2.2m x 2.1m (7'2" x 6'10")

Lounge/Dining Room

5.5m x 4.3m (18'0" x 14'1")

EXTERIOR

Rear Garden

Frontage

Lease Information

125 years from 31st December 2015

The ground rent, service charge and buildings insurance total £1613.93 for 2026

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Underfloor Heating - Air

Source Heat Pump

Local Authority - Maldon District

Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

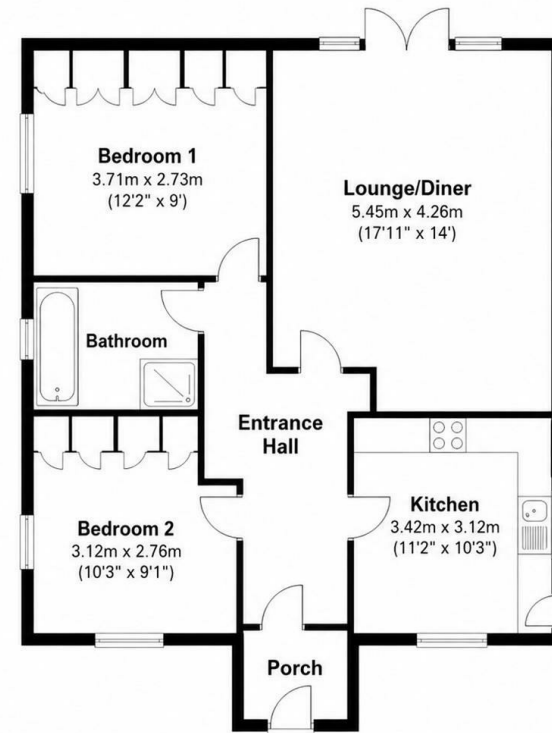
Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Ground Floor

Approx Internal Floor Area 74 sq m / 800 sq ft
For identification and layout purposes only – not to scale.





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